

FREDERICK COUNTY PLANNING COMMISSION January 9th, 2013

TITLE: Ramsburg- Sketch Plan

FILE NUMBER: S-933 AP# 13043

REQUEST: Sketch Plan

Non-binding approval of the proposed 68 single family lot layout on a 125.81 acre property for the purpose of percolation testing

only.

PROJECT INFORMATION:

LOCATION: Located on Roderick Road, south of MD 80, north of Sharon

Drive.

TAX MAP/PARCEL: Tax Map 96, Parcel 69

ZONING: Residential (R-1) COMP. PLAN: Rural Residential

PLANNING REGION: Urbana

WATER/SEWER: No Planned Service

APPLICANT/REPRESENTATIVES:

APPLICANT/OWNER: Urbana Family, LLC. SURVEYOR: Harris, Smariga & Assoc.

STAFF: Tolson DeSa, Development Review Principal Planner II

RECOMMENDATION: Conditional Approval

ATTACHMENTS:

Exhibit #1: Ramsburg Sketch Plan

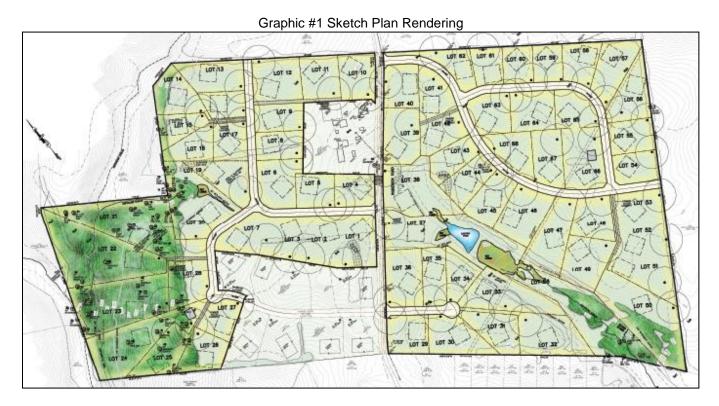
STAFF REPORT

BACKGROUND:

This property (Tax Map 96 Parcel 69) has been the subject of four previous subdivision applications;

- In June of 1988, a plat of public taking created a 73.31 acre Parcel 2, which is located on the east side of Roderick Road.
- In November of 1988, a 4.40 acre tract (Lot 7) was subdivided off of Parcel 1, which is a 65 acre tract located on the west side of Roderick Road. The 4.40 acre tract contains the original farmstead for the Ramsburg Property.
- In January of 1989, an addition plat was approved that added the 52.50 acre Parcel 1 to the 73.31 acre Parcel 2 for a combined 125.81 acres.
- In January 24, 1989, the Ramsburg Division Lots 1 & 3-8, Section 1 was approved. This subdivision created 7 lots approximately 1.5 acres in size.

The subject property was rezoned from Agricultural (A) to Residential (R1) on September 13, 2012 as part of a Countywide Comprehensive Rezoning, per Ordinance 12-22-617. The Applicant is now proposing a 68 single family lot subdivision on the 125.81 acre subject property (see Graphic #1).



Major subdivisions require FcPc approval prior to percolation testing in accordance with Section 1-16-9 (A) & (B) (4) of the Frederick County Code (Code).

The site contains wet soils, which requires percolation testing during the restricted soils season (February 1- April 15). As shown on the sketch plan, 20 lots fall within the 1/3 restricted boundaries and 48 lots are non-restricted.

The Applicant has submitted a Sketch Plan for percolation testing approval only, in accordance with Section 1-16-59 (G) of the Code, which states:

The Planning Commission shall give its opinion regarding the sketch plan and may grant non-binding approval of the lot layout shown on the sketch plan for the purpose of percolation testing only.

If approved, the creation of the 68 new lots will be considered a major subdivision. However, any major subdivision approvals for this project (including approval of panhandles) will be handled during the review of the preliminary plan and final plat applications.

ANALYSIS:

Lot Design and Access:

The property is split by Roderick Road, a local public street. Parcel 1 is 65 acres and contains Lots 1-28; Parcel 2 is 73 acres and contains Lots 29-68.

Parcel 1: The main access drive to serve this portion of the subdivision is proposed in between Lots 1 and 4 off of Roderick Road. This access drive travels north to dead end into the adjacent parcel, shown as Lot 34 of Urbana Overlook. The southern leg of the main access drive is designed to connect to the existing Layton Court which has access off of Roderick Road; all lots within parcel 1 are proposed to take access off of the proposed access drives. This roadway design and lot layout on Parcel 1 allows for through streets and multiple access points onto Roderick Road as well as a future connection to the adjacent parcel to the north. Lots 10, 11, 14, 15, 16, 22, 23, 25, and 26 within Parcel 1 are proposed to be panhandle lots.

Parcel 2: The main access drive to serve this portion of the subdivision is proposed north of Lot 40 off of Roderick Road. The main access drive travels south and east into a ring road with a spur that dead ends into an adjacent 209 acre parcel to the east. Both Lots 37 and 38 share a common drive that is located across from the main access for Parcel 1. There is a cul-de-sac that serves Lots 29-36 which is proposed to be opposite from the existing Layton Court access. Lots 32, 50, 51, and 52 within Parcel 2 are proposed to be panhandle lots.

ADEQUATE PUBLIC FACILITIES ORDINANCE (APFO):

APFO testing is not required at the Sketch Plan phase. In the event that the percolation testing is successful and the Applicant pursues more than two lots, the subdivision will be subject to APFO testing for impacts to traffic and schools at the time of Preliminary Plan submittal.

FOREST RESOURCE ORDINANCE (FRO):

At the Sketch Plan phase, a forest stand delineation plan is the only FRO requirement. Forest conservation plans and mitigation must be provided prior to the approval of preliminary plans and final plats. A Forest Stand Delineation (FSD) plan has been submitted for review.

The site is surrounded by primarily large lot residential development on the north and south, existing cropland on the east, and the Worthington Manor Golf Course on the west. Areas of forest were identified on both sides of Roderick Road and were associated with forested corridors that extended off

site along North Branch on the west and an unnamed tributary of Bennett Creek on the east. A total of 3.83 acres of existing forest was identified on the east side of Roderick Road and 19.24 acres of existing forest is located on the west side for a combined total of 23.07 acres.

All of the existing forested areas within the sensitive areas must be retained. The FSD demonstrates that no priority preservation areas will be impacted by percolation testing. The FRO plan has not been finalized or approved. The Sketch Plan illustrates that at least a portion of FRO mitigation requirement will be met by providing an easement along the stream system and waterbody buffer that is located on both parcels. FRO mitigation must be provided prior to lot recordation.

FINDINGS:

Staff finds that the FcPc may give its opinion regarding the Sketch Plan and may grant non-binding approval of the lot layout shown on the Sketch Plan for the purpose of percolation testing only. Staff has no objection to conditional approval of the Sketch Plan for percolation testing only.

RECOMMENDATION:

Should the FcPc give a favorable opinion of this Sketch Plan application (S-933, AP 13043) and allow the Applicant to proceed with percolation testing, Staff recommends that the following items be added as conditions to the approval:

- 1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.
- 2. The approval of this plan is for percolation testing only and does not guarantee lot yield or approval of future preliminary plans or final plats. All future applications shall be reviewed and approved in the normal manner and in accordance with all applicable regulations.



Ramsburg Sketch Plan January 9, 2013 Page 5 of 5